

My Name is Mark Major. My wife and 3 young children live at 11 Summer Street, essentially on the summer street corner of the dreaded triangle intersection. We have lived in South Walpole for six and a half years and love our authentic, charming and mostly quiet little neighborhood.

I wanted to first express my deep appreciation for the Walpole ZBA and for this process. I know this takes time out of your lives and away from your families and as a resident who is so negatively impacted by this project, I'm very grateful to have you watching out for me and my family. It is clear without you, developers such as David Hale and Omni Development would continue to exploit statutes like 40B to force harmful projects, such as Cedar's Edge, into neighborhoods like South Walpole without regard for safety, quality of life or the environment.

Thank you for your service and for doing what is best for Walpole and its current residents.

I tried to narrow my many concerns about this project down to the 2 which the applicant addressed most recently and I think most negatively impact my family's and our neighbor's quality of life; Traffic and Safety.

- 1) Traffic – The joke of a study that was presented on Monday night by the applicant was not only flawed with its incomplete collection of data, but also how that data was interpreted. I think we heard this from the peer reviewers about their failure to address how adding 1000s vehicles onto a street (summer) and intersection that is already too busy for its current design and capacity at peak hours of the day, isn't going to make all residents of this neighborhood (including any new ones from this development) lives considerably worse. I've been in my house almost 24/7 for the past 8 months and I can tell you what my eyes see (COVID volumes or not) summer street and that intersection cannot take the additional volume of traffic that is forecasted by this project. It just can't.

To me, the right solution for South Walpole isn't to change the charismatic intersection that's been there for years, its reduce the traffic and that certainly hasn't been part of any proposal. The train is a whole different issue but this also creates other traffic problems. Yes the crossing is dangerous, yes the train horns are annoying but cars back up and block my driveway today when trains pass. Now add that many more cars and we are talking grid lock for several minutes every time a train passes and I can't even get out of my drive way. Nevermind blocking the other streets in that intersection.

- 2) Safety – My wife and I (well mostly my wife) walks my kids to school (Boyden and the preschool). She was definitely one of the 7 people you captured in that study. I do fear for their safety today knowing how people drive in that intersection and honestly, if you add more cars to it with people having to wait longer to turn, people will be worse drivers. Impatient and not paying attention, which will only get worse with more cars. I really fear for a terrible accident. There is no question that this project makes this problem worse, full stop.

One of the suggestions for making sure that new residents can walk to Boyden more safely is to put a sidewalk down the other side of summer street. Well guess what, my front lawn is on the other side of summer street. So you want to take away my front lawn to make a side walk so that residents of this new development can walk to school safely. So now not only is my driveway getting blocked, more and more cars are speeding past my house with my kids playing outside but you want to take away my front lawn for a sidewalk. I'm at the end of the street and I don't need a sidewalk.

I think I speak for every single resident in South Walpole, Walpole and surrounding communities that this project as designed and presented is not right for this location or this neighborhood. I ask the ZBA to please do everything in their power to deny, slow down, restrict or tie up this application until Mr. Hale and Omni go back and rework the plans with a fraction of the units, more single-family homes and no apartments. Come back with something that actually belongs in this neighborhood. 6 story apartments belong on Route 1 not here. And also make a 2nd entrance with direct access to 1A. One entrance with all traffic dumping onto summer street is just a terrible idea no matter how many units.

Thank you!